

# DRAFT CLIMATE ADAPTATION PLANS

## Stakeholder Feedback

### ATTACHMENT B

Updated: April 14, 2011

Comment #	Stakeholder	Strategy #	Comment	Staff Response
1	Resource Conservation Commission	General	The Climate Adaptation Plans are not specific enough.	The Climate Adaptation Plans provide the framework and necessary steps to implement the Climate Change Working Group's original recommendations. If approved, staff would develop the detailed policy/ordinance language as outlined in the various strategies.
2		2	The City should review the City of Santa Monica's Shade Tree policy and programs to help inform strategy #2.	City staff will review examples of successful Shade Tree policies from Santa Monica and other jurisdictions as part of developing policy recommendations. This statement was added into the final Climate Adaptation Plans.
3		3	Clarification on whether the proposed Cool Roof strategy would apply to retrofitted homes (in addition to new homes).	As proposed, the Cool Roof strategy would only apply to new single-family and multi-family residential buildings. This statement was added into the final Climate Adaptation Plans.
4		4	Community involvement will be important to implementation success such as providing rain barrels for residents.	As proposed, the Water Reuse Incentive (supported through external funding mechanisms) could provide rebates to residents for rain barrels.
5		5	Overwatering of landscaping (which causes runoff) at commercial and institutional properties is worse than at residential properties.	As proposed, the Storm Water Prevention & Reuse strategy would prohibit overwatering which results in urban runoff from <u>all</u> property types. This statement was added into the final Climate Adaptation Plans.
6		5	The City should ensure that wildlife are not negatively impacted (through hydromodifications) from any future storm water reuse efforts.	As part of the proposed Storm Water Reuse Study, impacts (positive and negative) to wildlife will be assessed. This statement was added into the final Climate Adaptation Plans.
7		8	There should be no negative impact to the various Community Facility District (CFD) budgets as a result of installing more advanced irrigation technologies in open space areas and any cost savings (from lower water bills) should be returned to the CFD.	CFDs have established budgets/rates to maintain their associated open space and landscaped areas and are increased only to account for inflation. As such, any irrigation improvements to CFDs will be supported by existing funding levels and any water cost savings will be retained by the CFD. This statement was added into the final Climate Adaptation Plans.

Comment #	Stakeholder	Strategy #	Comment	Staff Response
8	Planning Commission	General	There should be more clarification that implementation of the Climate Adaptation Plans will not create a new impact on the City's General Fund	If approved by City Council, City staff will only implement the strategies which have existing funding and will pursue additional external funding to support full, long-term implementation. Therefore, the Climate Adaptation Plans will <u>not</u> create a new impact to the General Fund. This statement was added into the final Climate Adaptation Plans.
9		General	The proposed strategies should not create a cost burden for businesses and a detailed cost analysis for any future policy or ordinance, which could negatively impact businesses, should be completed .	As part of the individual strategies, staff will develop a cost benefit analysis which will be presented to the appropriate City Commissions and City Council prior to final approval. This statement was added into the final Climate Adaptation Plans.
10		General	Clarify the source for the forecasted climate change impacts referenced in the Climate Adaptation Plans.	All information concerning potential impacts from climate change on Chula Vista and the greater San Diego region were based on the San Diego Foundation's Focus 2050 Study which synthesized the most recent, science-based information pertaining to climate change trends and the resulting vulnerabilities to the region. This statement was added into the final Climate Adaptation Plans.
11		General	The Climate Adaptation Plans should include a section discussing the cost of "no-action" to municipal operations and the broader community.	Staff has included a section in the final Climate Adaptation Plans which highlights the potential cost of "no-action" as well as co-benefits from implementing the recommended strategies.
12		1	The Cool Pavement Study's timeline should be extended to provide an adequate period to assess longer term pavement stability and deterioration.	The Cool Pavement Study's timeline was extended to up to 3 years to better assess longer term pavement stability and deterioration. This statement was added into the final Climate Adaptation Plans.
13		2	The Design Review Commission should review any proposed Shade Tree policy.	As part of the development of the Shade Tree policy, the draft policy will be vetted through multiple City Commissions (including the Design Review Commission) prior to future City Council consideration.
14		3	There should be a detailed cost analysis for any future Cool Roof requirement.	As part of the Cool Roof strategy, staff will develop a cost benefit analysis which will be presented to the City Council and the CA Energy Commission prior to final ordinance approval. In addition, any future proposed regulation will identify costs to any stakeholder group (such as residents, businesses, and developers) prior to City Council action. This statement was added into the final Climate Adaptation Plans.


Comment #	Stakeholder	Strategy #	Comment	Staff Response
15		3	Clarification on whether the proposed Cool Roof strategy would apply to retrofitted homes (in addition to new homes).	As proposed, the Cool Roof strategy would only apply to new single-family and multi-family residential buildings. This statement was added into the final Climate Adaptation Plans.
16		4	The Gray Water Best Practices Guide and Water Reuse Incentive should be implemented ASAP.	As proposed, the Gray Water Best Practices Guide will be finalized in parallel with the Gray Water Stub-Out Requirement to ensure that it includes the most accurate info and guidance. The Water Reuse Incentive would be implemented as soon as an external funding source is secured.
17		5	Any property-owners who are violating the proposed landscape runoff prohibition should receive a warning(s) before being fined.	Similar to the City's current approach in managing Storm Water compliance, all violators are first given a written warning before a citation is issued. This statement was added into the final Climate Adaptation Plans.
18		6	Education materials for wildfire education should be presented in English and Spanish.	All educational and outreach materials associated with the recommended strategies (including the Wildfire Education component) will be produced in English and Spanish formats. This statement was added into the final Climate Adaptation Plans.
19		6/7	In assessing the success of strategies #6/#7, there should be a measurement of how outreach efforts have impacted public knowledge of the subject matter.	A new performance metric assessing outreach impact (through increased public knowledge of the subject matter) was added into the final Climate Adaptation Plans.
20	Board of Appeals & Advisors	General	There should be more clarification that implementation of the Climate Adaptation Plans will not create a new impact on the City's General Fund.	If approved by City Council, City staff will only implement the strategies which have existing funding and will pursue additional external funding to support full, long-term implementation. Therefore, the Climate Adaptation Plans will <u>not</u> create a new impact to the General Fund. This statement was added into the final Climate Adaptation Plans.
21		1	The City should investigate opportunities to focus the Cool Paving Study on roadways that already need to be replaced or repaired.	In coordination with its consultants, the City will explore opportunities to site a Cool Paving Study in areas which already need pavement repair or replacement. This statement was added into the final Climate Adaptation Plans.
22		3	Clarification on whether utilizing Cool Roofs preclude a homeowner from installing solar photovoltaic or hot water at a later date.	A residential property with a cool roof would not be precluded from installing solar energy systems at a later date. In fact, a home with a cool roof will have a lower energy demand, thus reducing the required size of any potential solar energy system.

Comment #	Stakeholder	Strategy #	Comment	Staff Response
23		4	Bioswales are an effective, sensible option to help capture storm water runoff.	As proposed, a Low Impact Development (LID) Incentive would be created which gives expedited permitting to development projects incorporating low-impact design principle such as bioswales.
24	Otay Water District	4	The District suggests that it may not be appropriate to require gray water stub-outs for all new construction because of soil type or limited landscape area.	As proposed, the City, in coordination with the local water districts, would consider residential building type, lot size, soil type, and laundry room location when developing the new standard.
25		4	The City will need to coordinate with the State of California and the County of San Diego to ensure compliance (such as testing and backflow devices) with their respective gray water requirements.	As proposed, the City will coordinate with all regulatory agencies in developing the new standards for gray water stub-outs. This statement was added into the final Climate Adaptation Plans.
26		4	The City will need to coordinate with the the County of San Diego (Dept. of Public Health) to ensure compliance (such as testing and backflow devices) with their indoor recycled water plumbing requirements.	As proposed, the City will coordinate with all regulatory agencies in developing the new standards for indoor recycled water plumbing. This statement was added into the final Climate Adaptation Plans.
27		4	There should be minimum water use demands before indoor recycled water use is considered and retrofitting many existing commercial facilities for the use of indoor recycled water may not be cost effective.	As proposed, any new Indoor Commercial Dual Plumbing Standard would be limited to new commercial construction projects and take into consideration building size, use, and location. In addition, any new standard would <u>not</u> include retrofitting of existing commercial buildings.
28		5	In regards to the proposed Construction Site Water Waste Reduction actions, the reuse of water used in pipe flushing for landscape purposes is impractical due to water volume and the absense of landscaping.	As proposed, the City will further investigate opportunities to promote Construction Site Water Waste Reductions and assess the feasibility of a variety of best management practices in consultation with the local water districts. Potential uses of captured water include dust control, moisture control for soil compaction, and temporary irrigation of hydroseeded slopes. Trucking water offsite is not part of the proposed strategy

Comment #	Stakeholder	Strategy #	Comment	Staff Response
29		5	Capturing, treating, and pumping storm water for beneficial reuse purposes may be cost prohibitive, so the City should focus on retrofitting homes and businesses to better avoid (dry season) runoff.	In addition to developing an Onsite Water Reuse Incentive to help address runoff at parcel scale - especially for existing homes and businesses, the City will further investigate opportunities to integrate Beneficial Storm Water Reuse at a broad scale. There are situations where dry weather flows can economically be used for irrigating parks, open spaces, etc. The City of Redondo Beach completed a similar project in 2010. This strategy will reduce pollution in receiving waters, minimize the growth of invasive plants in channels, and reduce the need for imported water. Currently, the City provides homeowner education on preventing over-irrigation and will continue to do so in the future, however, homeowner education alone is not enough.
30		General	Implementation of the Climate Adaptation Plans should not affect developers' bottom line.	As part of each individual strategy, staff will develop a cost benefit analysis which will be presented to the appropriate City Commissions and City Council prior to final approval. This analysis will also identify costs to any stakeholder group (such as residents, businesses, and developers). This statement was added into the final Climate Adaptation Plans.
31		General	Chula Vista should perform a citywide cost analysis of all municipal regulations to ensure market competitiveness.	While out of the scope of this plan, the City is currently completing a review of its Master Fee Schedule to cumulatively assess its various developer-related fees.
32		General	The retrofitting of existing buildings and structures is more cost effective and beneficial than focusing on new construction activities.	As proposed, the Climate Adaptation Plans include strategies addressing both new and existing building stock in Chula Vista.
33		General	The Climate Adaptation Plans should include incentives, not just more mandatory regulations.	As proposed, the Climate Adaptation Plans include strategies incorporating both new incentives (#4 and #5) and regulations (#3 and #10). Staff is striving to develop regulations which create no or minimal financial impact on any stakeholder group.
34		General	The City should include incentives that allow developers to install less parking per dwelling/commercial unit.	For strategies related to development/parking lots, staff will investigate opportunities to integrate reduced minimum parking requirements as part of an incentive package. This statement was added into the final Climate Adaptation Plans.

Comment #	Stakeholder	Strategy #	Comment	Staff Response
35	Development Services Oversight Committee	General	The City should decrease DIF fees because new development's environmental impact will be smaller as a result of the new Climate Adaptation Plans.	The City already takes into account a development's impact in has structuring Development Impact Fees (DIF) in order to help reward smaller impacts. For example, new development projects which integrate mixed-use, transit-oriented units will have lower DIF.
36		General	Revising new construction codes frequently forces developers to redesign their homes in 10 home increments and inhibits developers from amortizing the cost of those new regulations over the entire project. As such, any new requirements should only be added to new Master Plans.	The Climate Adaptation Plans include strategies incorporating both new incentives and regulations, and were designed to create no or minimal financial impact on any stakeholder group. As such, any future proposed regulation will identify costs to any stakeholder group (such as residents, businesses, and developers) prior to City Council action. This statement was added into the final Climate Adaptation Plans.
37		General	Clarification on whether climate adaptation planning is being driven by federal and/or state directives.	Within the State of California' Climate Adaptation Strategy (2009), it encourages local governments to assess their community's vulnerability to climate change impacts. The statewide plan also directs the Office of Planning & Research to create new CEQA standards which integrate climate change impacts into project reviews. As such, the City's Climate Adaptation Plans will assist local developers in meeting any new CEQA requirements in the future. This statement was added into the final Climate Adaptation Plans.
38		General	Extensive recreational areas which are required by the City cause HOA fees to be high.	While out of the scope of this plan, the City is currently completing a review of its Master Fee Schedule to cumulatively assess its various developer-related fees.
39		3	There should be an exemption for integrated solar photovoltaic roofing tiles incorporated into any future Cool Roof requirement.	The City strongly supports the installation of local renewable energy systems such as solar photovoltaic. As such, any Cool Roof ordinance will be designed to not impede solar energy installations on new homes. This statement was added into the final Climate Adaptation Plans.
40		2	The City should ensure that any new Shade Tree requirements be flexible and site appropriate (ex. retail signage should still be visible from public right-of-way).	A new Shade Tree policy will have to be flexible enough to allow a variety of site-specific factors to be addressed properly. This statement was added into the final Climate Adaptation Plans.

Comment #	Stakeholder	Strategy #	Comment	Staff Response
41		4	There should be incentives for drought-tolerant landscape designs for parkways.	As proposed, the City will work to develop an Onsite Water Reuse Incentive program (supported through external funding) in partnership with the local water districts. These incentives, along with the City's current water conservation programs, will help promote WaterSmart landscaping design and operations throughout the community.
42		4	The City should focus more on Water Reuse than Cool Paving.	As proposed, the comprehensive Climate Adaptation Plans include strategies addressing a wide array of climate change impacts such as hotter temperatures, reduced imported water supplies, increased wildfire risks, and rising sea levels. This broad approach will help to minimize the community's future risks and costs from climate change impacts.
43	CV Chamber of Commerce	General	Implementation of the Climate Adaptation Plans should not negatively affect the business community.	As part of each individual strategy, staff will develop a cost benefit analysis which will be presented to the appropriate City Commissions and City Council prior to final approval. This analysis will also identify costs to any stakeholder group (such as residents, businesses, and developers). This statement was added into the final Climate Adaptation Plans.
44		General	The City should consider using recycled asphalt shingles in its cool pavement applications.	Currently, the City has initiated a pilot project incorporating recycled asphalt shingles into paving material. As proposed, the Cool Paving Study will allow the City to assess whether recycled asphalt shingles provide enough solar reflectance to be considered a "cool" paving material.
45		1	The City should consider incentivizing Cool Paving for private developments instead of making it mandatory.	As proposed, the Cool Paving Study will allow the City to better assess the most appropriate ways to incorporate reflective paving materials into municipal and private development projects such as through developer incentives.
46		1	Addressing the Urban Heat Island Effect through cool paving and other reflective materials contributes to global warming issues.	The Intergovernmental Panel on Climate Change's Third Assessment Report acknowledges that the Urban Heat Island (UHI) is an important local effect, but cites analyses of historical data indicating that the effect of the UHI on the global temperature trend is not significant.

 = The Climate Adaptation Plans were revised to address the specific stakeholder comment or suggestion.